

REAL ESTATE MARKET NEWS AND COMMENT

New High Store Rental Estab-
lished at Broadway and
Forty-first Street.

826 A SQUARE FOOT

Few Manhattan Sales Reported
—Better Trading in The
Bronx—Suburban Deals.

Plans have been filed for the construction of a twelve story office and loft building and a three story theatre on the northeast corner of Broadway and Thirty-seventh street, adjoining the Hotel Normandie. In building this structure it will be necessary to remove eleven buildings ranging from one to four stories in height. The property is owned by the Hobart estate.

The loft building will be located on the corner proper and will have a frontage of 130 feet on Broadway and 452 feet on the street with a facade of granite at the first and second stories and brick above, with stores on the ground floor and offices on the second and third with lofts above. The theatre will be on Thirty-seventh street, adjoining, with a frontage of 109.8 feet, which will be the depth of the theatre, and 86.9 feet wide and will be connected with a narrow loft building of the same height extending from Thirty-eighth street. This loft will be eighteen feet wide and the ground floor will be used as an entrance to the theatre. The main entrance, however, will be through the Broadway building. There will be a total seating capacity of 1,458. This building will be fireproof and will have a facade of brick and terra cotta. The Times Square Improvement Company, of which Harry Fischer is the president, is the lessee. George Kestler is the architect and has estimated the cost at \$350,000.

PLATS FOR 129TH STREET.

On the south side of 129th street, 110 feet west of Lenox avenue, there are two plots, one for a two-story multi-unit apartment house, two with a frontage of 60 feet and a depth of 100 feet each and one with a frontage of 61 feet and a depth of 101 feet, to be used for a single family home.

The combined building will accommodate 105 families and, according to the estimate of the architect, Charles F. Mevers, they will cost a total of \$1,000,000.

DOWNTOWN LOFT PLANNED.

Mitchell Leibstein, architect, has filed plans for the construction of a seven story stone and loft building on the south side of street, 161.5 feet west of Pearl street, for Louis Leibstein, owner. It will have a frontage of 100 feet and a depth of 100 feet, and, according to the estimate of the architect, will cost \$1,000,000.

CITY DWELLINGS RENTED.

The Douglas Robinson, Charles S. Brown Company has leased for Henry P. Brown, the former manager, president of the building and director, the Insurance company, the five story dwelling at 24 East Forty-fourth street, furnished, for next winter. P. A. E. J. Murray has rented the three story dwelling at 27 East 15th street to Eugene Schmitz.

LEASE ON MURRAY'S SOLD.

John Hill and Edwin Crandall have purchased the unexpired lease of John Murray, the restaurant and night club operator, owned by the Dunmore Beauty Company. The lease has twenty-three years to run.

A T H AV. BUILDING LEASED.

Osgood Poll and Clark T. Chambers have leased for Julia M. Scheinfeld and Florence Fish, through George B. Corsa, to P. Reid, manufacturer, and retailing, the entire building at 125 Fifth avenue for the entire term of ten years.

Mr. Reid has been located at Broad-
way and Thirty-seventh street for the
past four years and intends to use the
entire fifth avenue building for his own
business.

Carstein A. Linnekin, with George B.
Reid & Co., have leased for Julia M.
Scheinfeld the entire building at 125 Fifth
avenue, the new tenants, Harris & Hart-
man, clock importers and manufacturers,
are now located at 12 Barclay street.

BUSINESS LEASES.

EAST 147TH STREET.—David Kraus and Polak Realty Company have sold to Lowenthal & Prager the five story apartment house at 436 East 147th street, business at 45 West Thirty-seventh street. The lease is for a term of twenty-one years and the rent will make extensive alterations, occupying part of the building for his business.

The Durro Company has leased through Ames & Co. the entire building at 422 West Fourteenth street, to Adolf Gershon, wholesale dealer in meat specialties, for a term of years.

Ames & Co. have leased to M. P. Kralizer the store and basement at 119-121 West Twenty-ninth street for ten years.

WEST 15TH STREET.—David Zipkin has purchased from the City Real Estate Company the block front on the north side of 157th street, between St. Nicholas and Audubon avenues, 158x360x104, containing about sixteen city lots. David Stewart was the broker in the deal.

ESSER STREET.—Weil & Mayer have sold to Herman Hoptman 151 Essex street, a five story tenement, on lot 54x100, between Stanton and East Houston streets.

LATEST BRONX ACTIVITY.

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WEST 15TH STREET.—Joseph F. A. O'Connell has bought from John A. Hanlon the five story apartment house at 680 East 139th street, on plot 50x92, located 80 feet east of Cypress Avenue, C. J. Edgar was the broker.

COTELANDT AVENUE.—Kurtz & Uren have sold for Marie Baake \$700 and 702 Courtlandt avenue, two three story flats with stores, on plot 50x92, to the Benenson Realty Company.

EVANT AVENUE.—Philip Steinman & Son have sold the lot 25x100 on the west side of Bryant avenue, 200 feet south of Seneca avenue.

WEST 18TH STREET.—B. H. Weiss has sold for A. Weisler 32 West 18th street, a three story dwelling, on lot 16x88x8.

BROOKLYN DWELLING SALES.

Miller Wiley & Son have sold for Harry L. Lewis two lots on the south side of Washington street, between Cumberland and Nostrand streets, Jamaica, L. I., to Mrs. Boyd, who will improve with a frame dwelling.

JAMAIKA PLOT SALE.

Wiley & Son have sold for Pauline H. Lewis two lots on the south side of Washington street, between Cumberland and Nostrand streets, Jamaica, L. I., to Mrs. Boyd, who will improve with a frame dwelling.

PAR ROCKAWAY RENTALS.

The Lewis H. May Company has leased to Par Rockaway, L. I., for Mrs. Martha Wolf a cottage at the corner of Broadway and Nostrand avenue to Mrs. Hendrickson, a widow client for a consideration of \$100 a week, on Lehigh road, a one family house on plot 50x100, for M. L. Motz to a client for \$100 a week, on Nostrand and 200th street, and 200th Avenue, a two family brick house, to a client for investment for \$100 a week.

Par Rockaway has sold to the Realty Association, Martin W. Littleton has leased for a term of years his Port Washington farm, to Oliver Allyn Marsh of Manhattan. The farm has a fine waterfront on Manhasset Bay, and lies between the George L. Thayer place and the Port Washington estates.

THE WESTWOOD REALTY COMPANY REPORTS THE FOLLOWING IN THE FLATIRON SECTION OF NEW YORK:

LETTLETON LEAVES HIS FARM.

Oppressman Martin W. Littleton has leased for a term of years his Port Washington farm, to Oliver Allyn Marsh of Manhattan. The farm has a fine waterfront on Manhasset Bay, and lies between the George L. Thayer place and the Port Washington estates.

JOHN A. HUSTON THE BUYER OF THE THREE STORY HOME AT THE NORTHWEST CORNER OF 167TH STREET AND 104TH AVENUE, SOLD RECENTLY BY HALL & HOW & CO., FOR RICHARD H. JACKER OF MONTGOMERY, N. Y.

SCARSDALE BUYER TO BUILD.

Hall & Marx have sold a plot containing about four acres on the northwest corner of 167th street and 104th avenue, sold recently by Hall & How & Co., for Richard H. Jacker of Montgomey, N. Y.

PROPERTY BUYERS.

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